

# 6/21 Sunset Drive, Coconut Grove, NT 0810



## Unit For Sale

Wednesday, 29 November 2023

6/21 Sunset Drive, Coconut Grove, NT 0810

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 11 m2

Type: Unit



Judy Truong

**\$328,000**

This apartment is well located in idyllic Coconut Grove and an opportunity waiting to be snapped up! The quality apartment is well presented throughout. Internally the property has an open plan kitchen, living and dining area with a great balcony off the living area, perfect for entertaining. The property is neat and tidy with both good sized bedrooms featuring built-in robes serviced by a main bathroom complete with tub. There is also a separate toilet and internal laundry. Property features:- Top floor breezy apartment- Modern open plan kitchen, living and dining- Fully air-conditioned \*Great balcony for entertaining- Safe, secure complex with pool and function room- Great opportunity for first home buyer or investor- Two car parks under title in the well-maintained secured seaside. The adjoining kitchen is well presented with everything the home chef needs to cook up a storm including a built-in stainless steel oven. You'll also love entertaining on the fresh ocean breezes balcony or simply end your day with a relaxing cocktail or a glass of wine. With local shops, eateries and parks on the doorstep, the property is also just five minutes from the beach, schools and other nearby attractions. A commute into the city takes just over 10 minutes by car. See this apartment in person to truly appreciate its ocean view and prime Coconut Grove setting. Organise your inspection today. Council Rate: Appx \$1,800 per annum. Planning Zone: MR (Medium Density). Year Built: 2002. Area under title: 113 sqm. Status: Currently tenanted at \$450 per week until 24/06/24. Body Corporate Manager: Attitude Management. Body Corporate Fees: \$970 p.q. (approx.) Deposit : 10% or variation on request. Settlement: 30 days or variation on request. Easement: None found